TRACT 39
IN OR 2366/1613
WILSON NECK ROAD UNIT 1 UNR

WILFORD JOSHUA D
85360 WILSON NECK RD
YULEE, FL 32097

2024

43-2N-27-4651-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

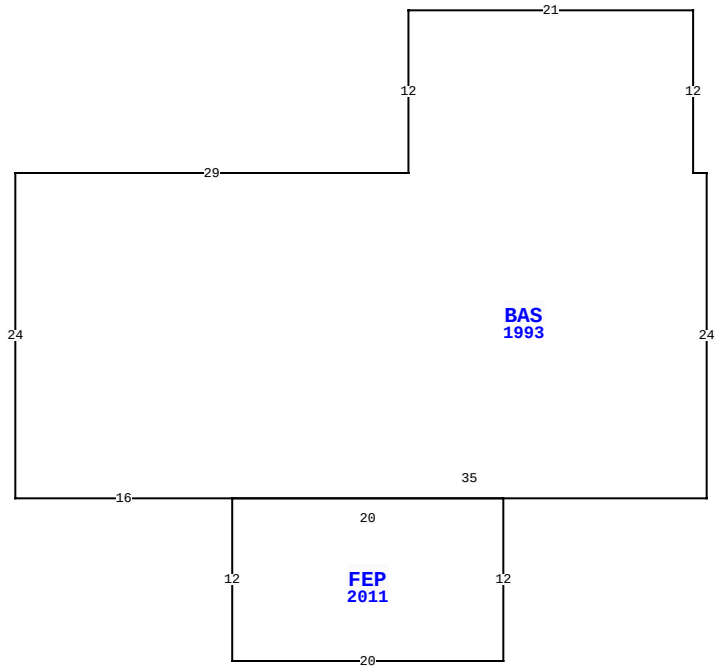
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	56,917
FEP	240	85	204	7,867
TOTALS	1,716		1,680	64,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	125.2000	87.64	147,235	1984	1999	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2023 Heated Area: 1680 HX Base Yr 2023



85360 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,783
TOTAL MARKET OB/XF VALUE		13,666
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		158,449
SOH/AGL Deduction		205
ASSESSED VALUE		158,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,244
TOTAL JUST VALUE		158,449
NCON VALUE		2,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6311	XFOB	12,240	02/26/1990
6181	REPAIR/RRF	7,500	12/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/1613	5/29/2020	WD	Q	I	01	135,000

GRANTOR: SINCLAIR REBECCA EDWA
GRANTEE: WILFORD JOSHUA D

2349/1452	2/18/2020	LE	U	I	11	100

GRANTOR: EDWARDS DAVY F
GRANTEE: SINCLAIR REBECCA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 W21 S12 W29 S24 E16 FEP=[YR=2011] S12 E20 N12 W20$ E35 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,274	
2	0510	GARAGE WD-	0	100	30	36	1,080.00	SF	35.00	35.00	100	1990	1990	3	20	7,560	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	0940	SHEDS/PORT	0	100	26	12	312.00	SF	30.00	30.00	100	2001	2001	3	20	1,872	

LAND DESCRIPTION

TOTAL OB/XF 13,666

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS